

To Let
Well Positioned Studio Office



Prominent First Floor Studio Office - May suit a range of uses

1,027 SQ FT (95.41 SQ M)

📍 576-580 BLACKBURN ROAD, BOLTON, BL1 7AL

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent first floor studio offices
- Mixture of open-plan and cellular accommodation
- Self-contained studio with separate male and female WC's
- Recently re-decorated accommodation
- May suit a range of uses, including professional offices, hair & beauty, therapy/counselling or training facility
- Located fronting Blackburn Road (A666), close to Astley Bridge, Sharples, Bromley Cross & Egerton
- Close to many amenities, including ASDA foodstore
- On street car parking nearby
- Immediate access to A58 Bury Road
- 100% Business Rates Relief for qualifying occupiers
- New lease
- £8,500 per annum exclusive



LOCATION

The property is prominently located fronting Blackburn Road (A666), close to its Junction with Moss Bank Way and Crompton Way (A58), approximately 1.50 miles north of Bolton Town Centre and close to Astley Bridge, Sharples Egerton ad Bromley Cross residential districts.

Nearby occupiers include Dominos, BetFred, Greenhalghs The Bakers and of course, Cohens Chemist. Other nearby uses include retail, take-away, butchers shop, barbers and a public house, whilst ASDA foodstore is a short walking distance from the property, across the traffic light junction.

DESCRIPTION

The accommodation is a self-contained, prominently located studio office. Access gained from the front elevation, adjacent to the chemist, via a pedestrian entrance door, with electronic roller shutter, into a small lobby area. A timber staircase leads to a first floor reception area. The accommodation provides for a mixture of cellular style offices, which are set around a spacious, central open plan area. The property has been recently been redecorated and benefits from separate male and female WC's, plus a modern kitchen and staff welfare facility.

Lighting is provided by a mixture of ceiling mounted, fluorescent strip panels and spotlighting - the accommodation benefits from floorbox sockets, allowing for flexible use of the space, if used for offices. Heating appears to be provided by wall mounted electric storage heaters.

The property may suit a range of uses, including professional offices, hair & beauty/aesthetic clinic, therapy/counselling or training facility.

There is ample on-street car parking in close proximity.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

| Description/Floor | Sq M | Sq Ft |
|-------------------|-------|-------|
| First Floor | 95.41 | 1,027 |

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage.

Heating is provided by wall mounted storage heaters.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£8,500 per annum exclusive.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £9,000, with effect from 1st April 2023. The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. 100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.



USE

E-Class (Commercial Business & Services). The property may suit a range of uses, including offices, hair & beauty related uses, therapy/counselling, etc.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a full copy of the Report is available on request.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Joint Managing Director

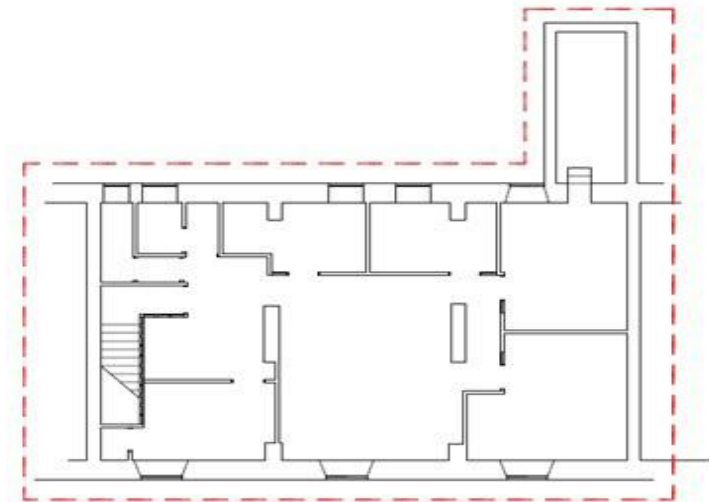
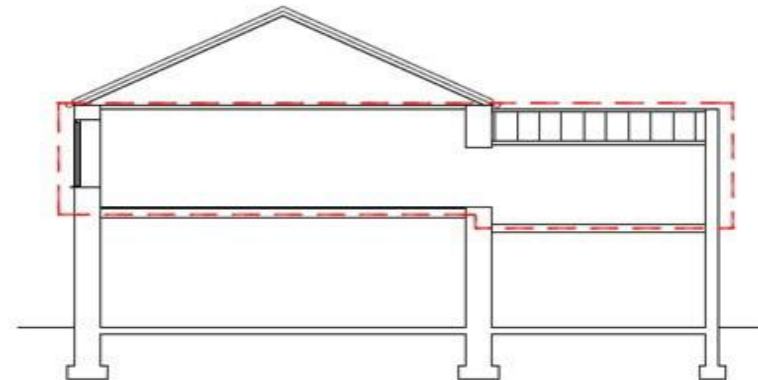
BSc (HONS), MRICS | RICS Registered Valuer

07919 414752 daniel.westwell@turnerwestwell.co.uk

Adam Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

07799 644166 adam.westwell@turnerwestwell.co.uk



Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.